

EDDERSHAW'S

Country Living
Modern Furniture
Specialist Interiors

Former Eddershaws Property, Hadfield Road, Cardiff

SAT NAV: CF11 8AQ

To Let (Whole or Part) / May Sell

- Prominent Retail/ Trade Counter Property
- Established Trade / Business Location

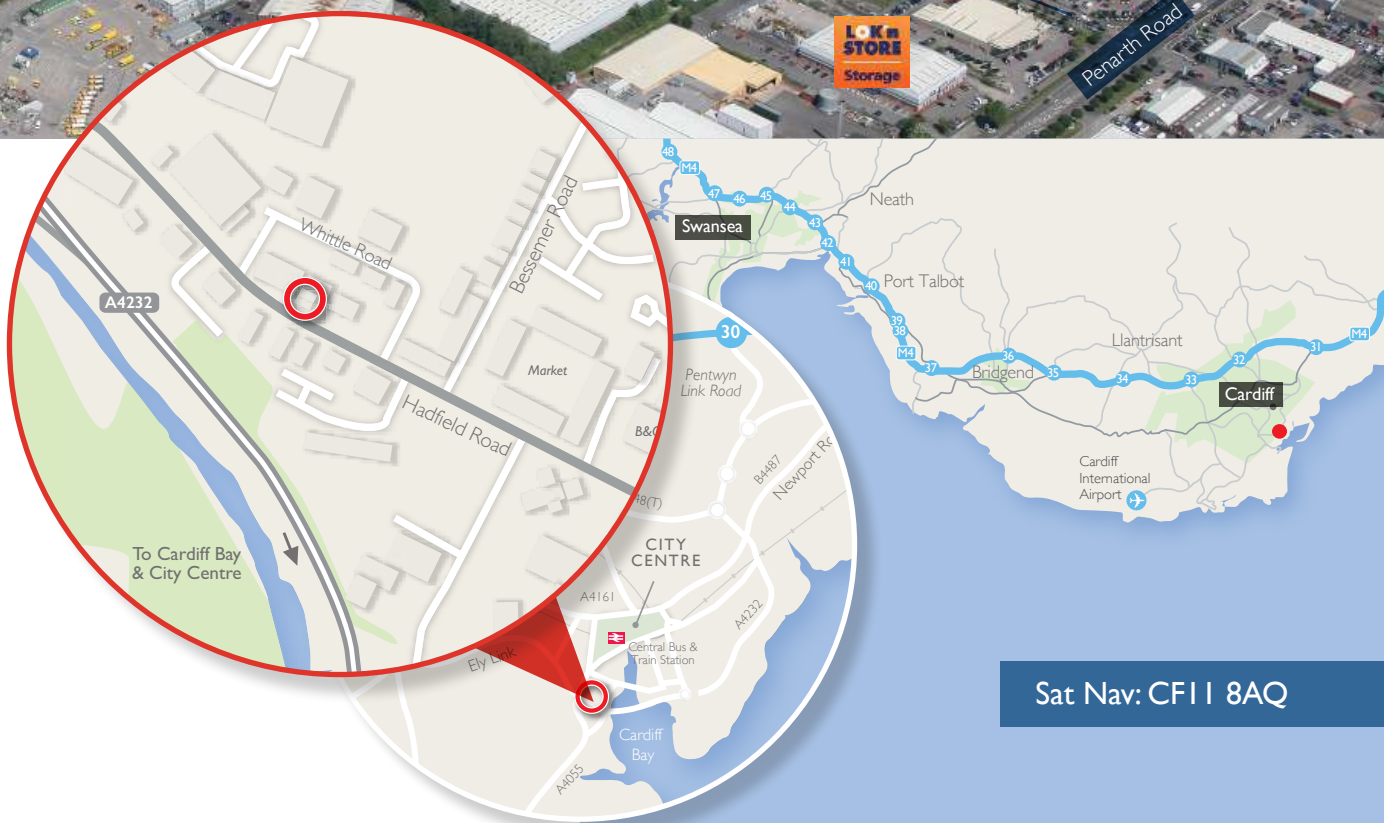


Location

The property is located on Hadfield Road which is a busy edge city commercial and trade area. The location has a variety of uses and occupiers along Hadfield Road include Batleys Wholesale, Thrifty Car Rental, ACT Skills Academy, Leather Sofa Company, Johnstones Decorating Centre, Topps Tiles, Triumph Motorcycles and Enterprise Rent A Car.

As well as an extensive range of car showrooms, which include manufacturers such as Mazda, Nissan, Mitsubishi and Mini in close proximity, the area also houses a number of other uses including but not limited to Cash & Carry, builders merchants and a Royal Mail delivery office.

The property is situated in a prominent position facing out onto Hadfield road and offers excellent links via the A4232 which is less than 0.5 miles away and runs to junction 33 of the M4. The property is also approximately 2 miles from Cardiff City Centre with Cardiff City Stadium and Capital Retail Park less than 0.5 miles away.



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Description

The main building is formed of two elements. The main building offers a steel portal frame with brickwork elevations. This is supplemented by a warehouse extension to the rear that is again built of a steel portal frame and is cladded. The property currently comprises:

- A well presented retail area with two mezzanine floors, one to the front and one to the rear.
- Property offers a fully glazed frontage with multiple entrances.
- Main building eaves height of 4.26m.
- Small office space contained on the rear mezzanine.
- Warehouse extension with 2 further mezzanine floors. The warehouse is accessed via two electric doors. (Dimensions height 4.70m / weight 3.31m).

The property benefits from approximately 18 customer parking spaces to the front and side of the premises with a loading area for the warehouse.

Accommodation

Unit		SQ M	SQ FT
Main Building	Ground Floor	1,363.23	14,673
	Front Mezzanine	215.64	2,321
	Rear Mezzanine	480.75	5,166
Warehouse	Ground Floor	415.45	4,471
	First Floor Mezzanine	357.23	3,845
	Second Floor Mezzanine	273.40	2,942

Potential for unit to be split to offer units from approximately 7,000 - 12,000 sq ft ground floor GIA.

Planning

The permitted use allows the sale of household and nursery furniture, household furnishings, carpets, lighting, electrical goods and ancillary products and area including coffee shop, workshop, office and warehouse within the A1 use class of the Town and Country Planning Act 1990 (other restrictions apply).

Alternative uses will be considered on a subject to planning basis.

Tenure

The property is available to let by the way of a new full repairing and insuring lease for a term to be agreed, to incorporate periodic upward only market rent reviews, at a rent of £125,000 pax.

Alternatively, the long leasehold interest which expires on 24th March 2066 with a current head lease rent of £15,000 pax (subject to one further rent review in 2033) is available for purchase – price on application.

EPC

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Legal Costs

Each party to bear their own costs in dealing with this transaction.

VAT

The property has not been elected for VAT and will therefore not be payable in addition to the rent.

Business Rates

We are advised the current rateable value of the property is £126,000 which is subject to an ongoing appeal.



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